

NORFOLK, NEBRASKA

MATRIX OF TARGETED HOUSING PROGRAM PRIORITIES

EXTREMELY LOW INCOME PERSONS WITH A SERIOUS MENTAL ILLNESS

2003 - 2008

TARGET GROUPS & HOUSING TYPES	Norfolk Cuming, Madison, Pierce, Stanton	Program #7	Program #8	Program #9
19-21 Years (0%-50% AMI)		Housing Activity - Purchase / Rehabilitation / Resale Program For Families With SMI Member	Housing Activity - Rental Assistance to SMI	Housing Activity - Meadow Ridge Estates LIHTC Set-A-Side
Crisis/Respite Care/Emergency Shelter Beds	3	Purpose-Location- County Seats in Madison, Stanton and Pierce Counties and in Norfolk Purchase, rehabilitate and resale houses to 10 families with SMI member.	Purpose-Location- Norfolk Set-A-Side in existing apartment buildings. Scattered site, providing support services are available- up to 32 for persons with SMI and able to live independently.	Purpose-Location- Norfolk Eight units set-a-side for persons with SMI.
Group Residential Beds	14	Potential -Coordination	Potential -Coordination	Potential -Coordination
Residential Units	13	Elkorn Valley CDC, Liberty Centre.	Norfolk Housing Agency / Local Landlords, Liberty Center.	Norfolk Housing Agency.
SUBTOTALS (UNITS/BEDS)	30			
22+ Years (0%-30% AMI)				
Crisis/Respite Care/Emergency Shelter Beds	6	Possible Funding Sources	Possible Funding Sources	Possible Funding Sources
Group Residential Beds	22	CROWN or First - Time	HUD Section 8 Vouchers, Rental Assistance/Nebraska Affordable Housing Trust Funds and/or HOME Funds.	HUD Section 8 Vouchers, Rental Assistance/Nebraska Affordable Housing Trust Funds and/or HOME Funds.
Residential Units	79	Homebuyer/Low Income Housing Tax Credits, HOME Funds, Section 8/		
SUBTOTALS (UNITS/BEDS)	107	Rental Assistance - Nebraska		
TOTALS (UNITS/BEDS)	137	Affordable Housing Trust Funds, Midwest Housing Equity Funds.		
EST. DEVELOPMENT OPERATING COSTS				
1. Housing Capacity Building Costs	\$9,000	-	-	-
2. Est. Land Requirements	16.74 Acres	3.5 Acres	-	-
3. Est. Development Costs	\$10,598,000	\$1,350,000	-	-
4. Est. Annual Operating Expenses	\$744,900	\$54,000	\$264,000	\$67,500
5. EST. ANNUAL COST – MENTAL HEALTH REHABILITATION/ SUPPORT/RECOVERY	\$1,503,700	\$110,000	\$352,000	\$86,000
6. EST. ANNUAL COST–MEDICAL TREATMENT FOR SMI	\$730,950	\$53,000	\$170,000	\$43,000

Source: Hanna:Keelan Associates, P.C., 2004